

Economic Development Update
A bi-monthly update of business and development activity in College Park, Maryland

Prepared by Christopher Warren,
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*** INDICATES UPDATED PROJECT INFORMATION**
NEW INFORMATION ITALICIZED

PLANS FILED (9)

BAYWOOD HOTEL REDEVELOPMENT*

Baywood Hotels is planning to redevelop a block on Route 1 currently occupied by three adjacent hotels in North College Park. The proposed project is located immediately to the north of the defunct JPI Jefferson Square Apartments site. Current plans call for demolishing the existing Howard Johnson and Days Inn and replacing the hotels with a Springhill Suites and a Homewood Suites, but negotiations are ongoing. The Ramada

Inn will be renovated. Baywood also expects to add a stand-alone retail component to the project. *The developer of this project sent a pre-application notice on January 28, 2010 to M-NCPPC. In addition to the above information, the applicant is also proposing to construct approximately 8,835 square feet of commercial office and retail space on the property.*

CHINESE BIBLE CHURCH OF COLLEGE PARK*

The Chinese Bible Church has filed their Detailed Site Plan to build an addition to their existing church and to expand their parking lot. *The DSP has been accepted and the Planning Board has scheduled a hearing for this project on May 27, 2010.*

THE DOMAIN AT COLLEGE PARK*

Located at the corner of Campus Drive and Mowatt Lane, this project is proposed to be a 5-story luxury multi-family building with 250 residential units and 5,000 – 10,000 square feet of retail. The Hanover Company will be the developer. The developer will market the project to graduate students, young professionals, visiting professors, and empty nesters. The project is expected to be delivered in the fall of 2012 based on a tentative construction schedule. In July 2009, the District Council approved a zoning change from R55 to M-X-T. The Conceptual Site Plan has been filed and will be followed by the Preliminary Plan and Detailed Site Plan.

GREENBELT SOUTH CORE*

Three developers had submitted Detailed Site Plan applications for the South Core -- Pulte (DSP included infrastructure for the South Core), Fairfield, and RCP. While the Pulte and Fairfield DSPs received Planning Board approval, RCP's plan was never scheduled for a Planning Board hearing. All three projects, which are located in Greenbelt, are now inactive. A new developer, Craftstar Homes, has signed a contract to purchase and develop 56 townhouse lots within the Pulte portion of the South Core. The Craftstar DSP has been submitted and a Planning Board hearing was scheduled for

February 11, 2010. *The hearing was postponed to March 4, 2010. The hearing has now been continued indefinitely. Note: this project is located outside the College Park's city limits.*

JEFFERSON SQUARE APARTMENTS EAST*

Located on the east side of Baltimore Avenue, between Cherokee Street and Greenbelt Road/University Boulevard, the JPI Jefferson Square Apartment project is defunct. The property is now under contract with the Rockville-based development company, Patriot Realty. Patriot may seek revisions to the project's previously approved Detailed Site Plan or start over. *Patriot is still conducting due diligence for this project.*

MAZZA GRANDMARC ROUTE 1 RETAIL*

On November 25, 2008 Collegiate Partners filed a Pre-Application Notice for a Detailed Site Plan for the construction of 10,600 retail square feet of space in the front of their graduate student housing project. The developer is requesting an amendment to the conditions of approval found in the District Council's final order, which may impact the timing of this application. *The applicant appeared before the Zoning Hearing Examiner on March 10, 2010 to amend two conditions associated with DSP-04049 and was approved.*

M SQUARE: PRELIMINARY PLAN 4-09022*

The University of Maryland is proposing an office and research development project on 48.57 acres of property it owns in M Square. The University has given notice to M-NCPPC of its intention to submit a Preliminary Plan of Subdivision to re-subdivide two existing plats of subdivision, Litton Technology Center and Riverside. The pre-application notice was filed on June 29, 2009. *The application has been accepted, but no hearing date has been scheduled.*

M SQUARE 3: 4400, 4500 and 4600 RIVER ROAD*

Developers Manekin and COPT filed a Detailed Site Plan on September 11, 2009 with M-NCPPC to construct three 150,000 square foot buildings. The five-story structures will be built for general office and research use. The project will also include the development of surface parking lots and a three level parking garage. *The project's application has been accepted, but no hearing date has been scheduled.*

UNIVERSITY OF MARYLAND, EAST CAMPUS*

On November 13th, the University of Maryland issued a press release announcing they would no longer be negotiating exclusively with their East Campus redevelopment partner Foulger Pratt/ Argo Investment. With much of the predevelopment completed by Foulger Pratt, the University reported that it intends to regroup and move forward with relocating existing facilities from the site and pursuing graduate housing.

On January 15, 2009, the University of Maryland confirmed its plans to purchase the Washington Post Plant. On February 24, 2010, the Maryland Board of Public Works approved the University's \$12 million purchase of the Post facility. The University will be using the 300,000+ square foot plant, located on 18.5 acres, to re-locate facilities current located on the East Campus site.

APPROVED DETAILED SITE PLAN PROJECTS (5)

COLLEGE PARK MOTEL/GARDEN SUITES

The Planning Board approved the Garden Suites' Detailed Site Plan with conditions on February 15, 2007 and the final resolution on April 19, 2007. On May 14, 2007, the District Council elected to review the Detailed Site Plan. On July 9th, the District Council adopted an order affirming the Planning Board's decision, with additional conditions. The new hotel will have 50 rooms.

MOSAIC AT TURTLE CREEK

The Mosaic is located approximately 800 feet southwest of the intersection of Campus Drive and Mowatt Lane. The developer, Owner Entity Fund II, LLC, proposes to develop intergenerational housing at the site, a concept that builds on the strong attraction that alumni have to their alma mater. The project will have 300 multi-family units. The Detailed Site Plan was approved by the Planning Board on October 30, 2008.

TOWNEPLACE SUITES BY MARRIOTT

Located at 9620 and 9624 Baltimore Avenue, this Baywood Hotels project will be a 75-room extended stay hotel. The Planning Board approved the Preliminary Plan of Subdivision for Towneplace Suites on September 8, 2005. The Planning Board approved the Detailed Site Plan with conditions on September 18, 2008. The District Council reviewed the Detailed Site Plan on January 12, 2009 and remanded it to the Planning Board.

8320-8400 BALTIMORE AVENUE*

On November 12, 2007, the City executed an agreement with the developers regarding the build-out of the second phase of University View (8300 Baltimore Avenue) and the development of the 8400 Baltimore Avenue project. In the agreement the City gave its general support for both projects to be student housing with ground floor retail. Together with University View and University View II, this project was purchased by Clark Enterprises, Inc. Although the Planning Board approved the University View Village Detailed Site Plan with conditions on May 21, 2009, *Clark has not announced plans to proceed with construction.*

9909 BALTIMORE AVENUE/ HOLLYWOOD STATION

The owner of the property at 9909 Baltimore Avenue filed a Conceptual Site Plan, Preliminary Plan of Subdivision, and Detailed Site Plan for a 22,000 square foot office building at the northeast corner of Rt. 1 and Edgewood Road. The Planning Board approved the Preliminary Plan and Conceptual Site Plan on January 25, 2007. The Planning Board approved the Detailed Site Plan, with conditions, on April 12, 2007. The District Council heard the Conceptual Site Plan and Detailed Site Plan on June 18, 2007. The District Council adopted an approval order affirming the Planning Board's decision, with additional conditions, on September 11, 2007. The developer is currently pre-leasing for office space.

UNDER CONSTRUCTION/ RECENTLY COMPLETED (7)

DOWNTOWN PARKING GARAGE AND REDEVELOPMENT PROJECT

The garage will be located at the corner of Knox Road and Yale Avenue with 300 parking spaces and 5,800 square feet of retail. The Pre-Application Notice for this project was filed on August 8, 2007. On November 6th the Detailed Site Plan application was filed and accepted by M-NCPPC. The Planning Board approved the Detailed Site Plan with conditions on January 24, 2008. The City celebrated the garage's official grand opening on August 5, 2009. The Ledo Restaurant has signed a lease to be the garage's ground floor tenant and expects to be open for business this summer.

MAZZA GRANDMARC APARTMENTS*

The developer, Collegiate Hall Properties of Greenville, South Carolina, plans to develop 231 units or of graduate student housing with additional commercial space on the Mazza property, west of US Route 1. In early November of 2008 the developer broke ground for this project. Collegiate Hall is pre-leasing units at an on-site temporary structure. The permanent leasing office, unit model, and all amenity areas should be open by mid-January. The developers report construction is proceeding ahead of schedule with a project completion date of mid-May or sooner. The project's walking/biking path, which will connect the development to the Paint Branch Trail, is now under construction as well. The hiker/biker trail has been completed. *Construction is nearing completion and leasing has begun.*

M SQUARE: 5850 UNIVERSITY RESEARCH COURT

5850 University Research Court project—a 120,000 square foot office building—is currently nearing completion. When completed, this building will be occupied by the U.S. Intelligence Advanced Research Projects Activity (IARPA). This project is located in Riverdale Park, MD. *Note: this project is located outside the College Park's city limits.*

NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA)

Approved by the City and Prince George's County in October of 2006, this project has been designated as a priority economic development project by the County Executive.

The project will include 268,762 square feet of leaseable space, a 700-space parking structure and a 500-seat auditorium.

Although the NOAA project is nearly completed, Opus East, the developer, has suspended the project and is in the process of suing General Services Administration (GSA) in federal court over escalating development costs. Opus East's Chapter 7 bankruptcy filing does not include the NOAA building.

In response to the continued Opus East and GSA legal dispute, NOAA extended its current lease with the World Weather Building in Suitland, MD for an unspecified time period. The amount of space NOAA leases in the World Weather Building is 137,004 square feet.

The project is located on the border of College Park and Riverdale Park.

STARVIEW PLAZA

Originally the developer, Starview Plaza, LLC, proposed the construction a mixed- use development that includes 147 units (550 beds) of student housing, 9,487 square feet of ground floor retail, and a 355 space, integrated parking garage. The Detailed Site Plan for this project was approved on July 24, 2008 by the Planning Board and on September 9, 2008 by the District Council. The developers proposed adding another 30 housing units (112 beds) be added the project by building an additional story. In February, the plan amendment to add another 30 units was approved by the County's Planning Director. The project's developers have since submitted a revised DSP, which incorporates a new two- part phasing development strategy for the 177 housing unit (662 beds) project. On November 5, 2009, the Planning Board approved the application and final resolution. On December 14, 2009 Starview had its official ground breaking for the first phase of the project.

UNIVERSITY VIEW II/UNIVERSITY OVERLOOK*

The University View II is located in front of University View and is currently under construction. University View and University View II, as well as an additional planned expansion project, have been purchased by Clark Enterprises. When the University View II and an additional expansion project, known as the Village, are completed, another 1600 beds will be added. *This project is now leasing student housing for the fall semester.*

THE VARSITY*

Located south of University View on the west side of Route 1, the Varsity is a six story mixed- use development that will include 258 units (901 beds) of student housing and 20,019 square feet of ground floor retail. The developer's, College Park Gateway Properties', Detail Site Plan was approved with conditions by the County's Planning Board on January 22, 2009. The District Council approved a rezoning request on March 23, 2009. In July, the state of Maryland sold an adjacent one-acre unimproved parcel to Varsity's developers for \$285,283 as part of the land exchange. *In late January, the*

developers of the Varsity broke ground by demolishing several existing structures on the site.

OTHER NEWS (7)

COLLEGE PERK PROPERTY/COLLEGE PARK KNOLL*

The College Perk property, 9078 Baltimore Avenue, is under new ownership. The owner is expected to submit a Detailed Site Plan to build 50-80 units of market rate or graduate student housing apartments on the site.

PRINCE GEORGE'S COUNTY BIOTECHNOLOGY RESEARCH AND DEVELOPMENT CENTER STUDY

In a recently released report, county consultants ranked an unused parking lot, owed by the county, as the top recommendation for building a County Biotech Research and Development Center. In addition to the County's ownership of the 2 acre lot, the consultant also touted the site's proximity to (across the street) the University of Maryland's research office park, M Square, and the College Park Metro Station. The site is located at the intersection of Paint Branch Boulevard and River Road.

Previously, the City of College Park and Urban Land Institute examined feasibility of redeveloping the County-owned site along with those owned by adjacent land owners.

The Biotech Research Center Feasibility Study can be accessed:

<http://www.pgplanning.org/Assets/Planning/Countywide+Planning/Research/Biotech+Study.pdf>.

TRANSIT DISTRICT OVERLAY ZONE (TDOZ) WAREHOUSE AREA

Working with the City of College Park and Prince George's County, the Urban Land Institute (ULI) Technical Assistance Panel (TAP) spent May 14 – 15, 2008 evaluating the TDOZ warehouse district for development opportunities. The TAP, specifically, examined two underutilized parcels owned by Clyde Dent and Prince George's County, which are located across the street from the College Park Metro Station. Currently, the Dent property is for sale for \$6.2 million. The panel's final report has been released. The panel formally presented its findings to the College Park City Council on October 7, 2008. A copy of the report can be accessed at: [http://washington.uli.org/Community%20Outreach/%7E/media/DC/Washington/Washington%20Documents/TAP%20Reports/Report College Park Final.ashx](http://washington.uli.org/Community%20Outreach/%7E/media/DC/Washington/Washington%20Documents/TAP%20Reports/Report%20College%20Park%20Final.ashx)

UPDATED US 1 CORRIDOR SECTOR PLAN*

A community meeting for the new Central US 1 Corridor Sector Plan and Sectional Map Amendment (SMA) was held September 17, 2008. A design charrette was held on December 5 thru December 10. A Post-Charrette Workshop for the Central US 1 Corridor Sector Plan and SMA was held from 6:30 p.m. to 9:00 p.m. on Thursday, February 19, 2009, at the College Park Community Center. A public information meeting was held on July 8th at the Clarice Smith Center for the Performing Arts.

A Public Hearing was held by County Council and the Planning Board on September 15th in the County Administration Building in Upper Marlboro, Maryland. A copy of the Preliminary Central US 1 Corridor Sector Plan and Proposed Sectional Map Amendment can be accessed at:

http://www.pgplanning.org/Resources/Publications/Central_US_1_Publication.htm

District Council has proposed additional amendments and a 2nd joint public hearing will be held on 4/6/2010 at 7pm in Upper Marlboro.

8320-8400 BALTIMORE AVENUE

In October 2009, the University of Maryland and the Maryland Department of Business and Economic Development announced the establishment of the new Maryland International Incubator. The incubator will house Chinese start-up companies. The lease for the incubator is short term. The site of the new incubator, 8400 Baltimore Avenue, is also a key component of the University View Village project and will be slated for eventual demolition.

94TH AERO SQUADRON SITE

M-NCPPC is currently preparing a Request of Proposals for the renovation and operation of the vacated Aero Squadron space as an upscale destination restaurant. The site and 15,000 square foot structure, which are owned by M-NCPPC, has been empty since last winter.

VARSITY GRILLE, 8424 BALTIMORE AVE*:

In late January 2010, the Varsity Grille closed its doors. The property is available for sale.

